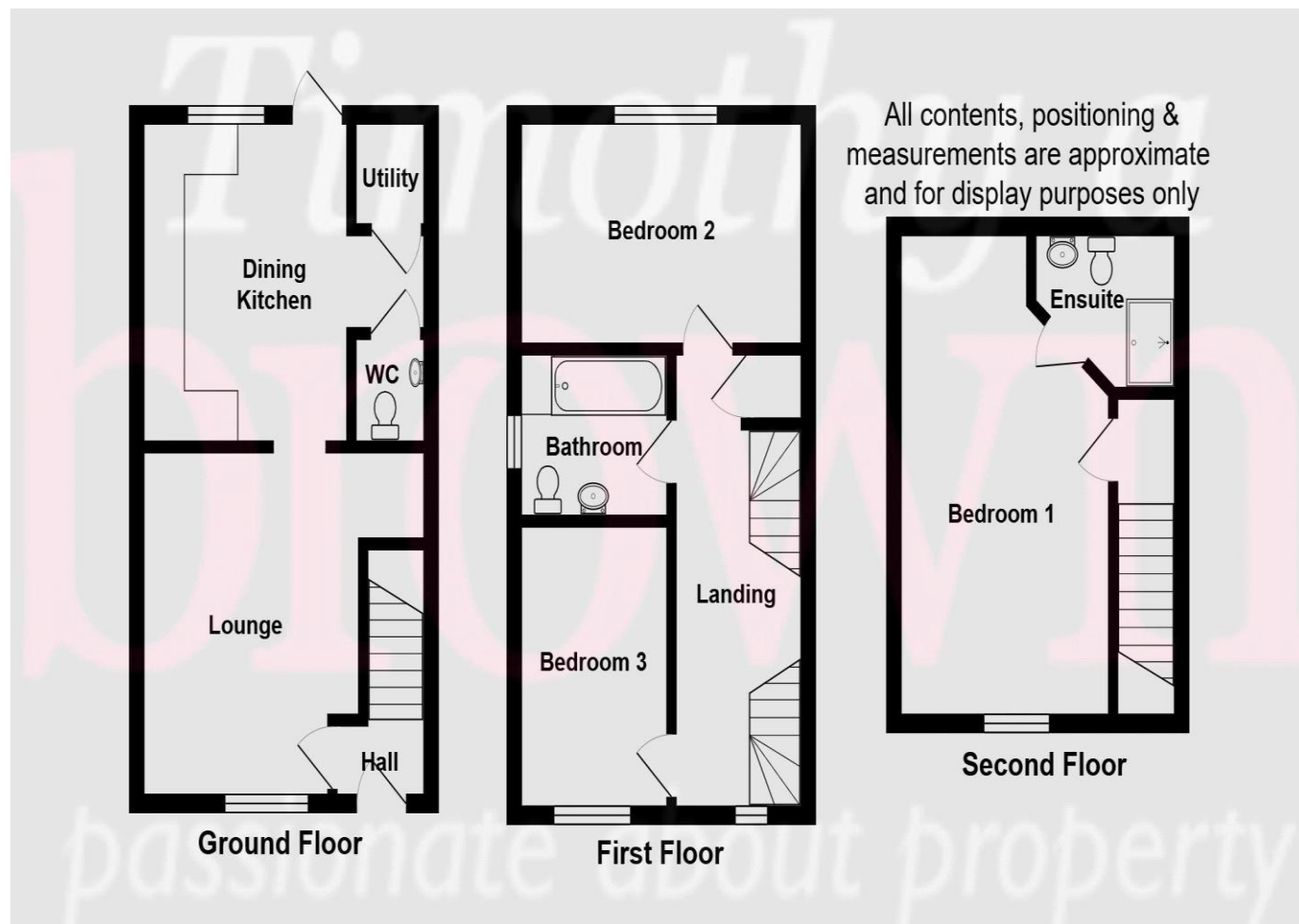


# Timothy a brown



**Disclaimer**  
Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.

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# Timothy a brown

[www.timothyabrown.co.uk](http://www.timothyabrown.co.uk)

**54 Lewis Way,**  
Congleton, Cheshire CW12 2PZ

**Selling Price: £330,000**

- SPACIOUS & STYLISH LAYOUT: THREE-STOREY DESIGN
- LIGHT-FILLED LOUNGE, OPEN-PLAN DINING KITCHEN, UTILITY AREA
- TWO FIRST FLOOR BEDROOMS & FAMILY BATHROOM
- DEDICATED MASTER SUITE WITH ENSUITE ON SECOND FLOOR
- GENEROUS PARKING & ECO-FRIENDLY FEATURES: LONG DRIVEWAY FOR 3 CARS & ELECTRIC CAR CHARGING POINT
- PRIME LOCATION: SITUATED ON THE EDGE OF CONGLETON IN THE AWARD-WINNING HUDSON, MEADOW DEVELOPMENT, CLOSE TO SCENIC COUNTRYSIDE, MACCLESFIELD CANAL & BOSLEY CLOUD



FOR SALE BY PRIVATE TREATY (Subject to contract)

A three storey inspiring home located on a modern edge of the town on the award-winning Hudson Meadow development which is presented well and has a long driveway to the side providing parking for 3 cars with electric car charging facilities, outside tap and gate to private enclosed rear garden.

The property has gas fired central heating, PVCu double glazing and comprises: hall, light filled lounge, open plan dining kitchen with utility area and double doors to the rear garden. Completing the ground floor is a W.C./cloakroom.

At first floor level the landing allows access to two bedrooms, bathroom and staircase up to the master suite with ensuite.

Hudson Meadows is built by Bloor Homes and enjoys a privileged position on the edge of Congleton bordering open countryside and scenic landmarks such as Macclesfield Canal and Bosley Cloud. The development is within walking distance of a well regarded primary school and a charming local pub. Congleton Town Centre is less than 2 miles way, offering a vibrant mix of shops, restaurants and nightlife. The nearby Retail Park features M&S Food, Tesco and also Congleton has a recently built Leisure Centre.



The accommodation briefly comprises:  
(all dimensions are approximate)

ENTRANCE : Front door to:

HALL : Door to lounge. Radiator. Stairs to first floor landing.

LOUNGE 13' 7" x 10' 7" (4.14m x 3.22m) : PVCu double glazed window. Radiator. Door to under stairs cupboard. Door to kitchen/diner.

KITCHEN DINER 10' 9" x 10' 5" (3.27m x 3.17m) : Fitted modern kitchen with gas hob and extractor over. Split level double oven. One and a half bowl sink with mixer tap. Plumbing and space for dishwasher and space for large fridge freezer. Radiator. Double PVCu double glazed doors to rear garden.

UTILITY 5' 6" x 3' 6" (1.68m x 1.07m) : Matching base and eye level units to kitchen. Plumbing and space for washing machine. Door to:

SEPARATE W.C. : White suite comprising: low level W.C. and wash hand basin. Radiator.

First Floor :

LANDING : PVCu double glazed window. Radiator. Doors to bedroom 2, 3 and bathroom. Stairs to second floor.

BEDROOM 2 REAR 14' 1" x 9' 10" (4.29m x 2.99m) maximum : PVCu double glazed window to rear aspect. Radiator.

BEDROOM 3 FRONT 8' 6" x 7' 4" (2.59m x 2.23m) : PVCu double glazed window to front aspect. Radiator.

BATHROOM : PVCu double glazed opaque window. White suite comprising: low level W.C., wash hand basin and panelled bath with mixer shower tap. Tiled to splashbacks. towel rail/radiator.

Second Floor :

LANDING : Door to Master suite.



MASTER SUITE BEDROOM 1 10' 7" x 17' 10" (3.22m x 5.43m) maximum into bay : PVCu double glazed window. Radiator. Door to ensuite.

EN SUITE : Velux roof light. White suite comprising: low level W.C., wash hand basin with tiled splashback and double size tiled shower cubicle. Radiator.

Outside :

FRONT/SIDE : Tarmacadam driveway with tandem style parking for 3 cars. Rear gate.

REAR : Enclosed timber framed rear garden. Laid to lawn with patio.

SERVICES : All mains services are connected (although not tested).

TENURE : TBC

VIEWING : Strictly by appointment through the sole selling agent  
TIMOTHY A BROWN.

TAX BAND: C

LOCAL AUTHORITY: Cheshire East Council

DIRECTIONS: SATNAV: CW12 2PZ

